

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: St. Charles Housing Authority

PHA Number: MO-006

PHA Fiscal Year Beginning: 01/01/01
Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☒ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

X The PHA's mission is: (state mission here)

To provide safe, decent, affordable housing for eligible residents of the city of St. Charles through creative partnerships with public and private collaborators

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

X PHA Goal: Expand the supply of assisted housing

Objectives:

☐ Apply for additional rental vouchers:

X Reduce public housing vacancies:

X Leverage private or other public funds to create additional housing opportunities:

X Acquire or build units or developments

☐ Other (list below)

X PHA Goal: Improve the quality of assisted housing

Objectives:

X Improve public housing management: (PHAS score)

X Improve voucher management: (SEMAP score)

X Increase customer satisfaction:

- X Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - ☐ Renovate or modernize public housing units:
 - ☐ Demolish or dispose of obsolete public housing:
 - ☐ Provide replacement public housing:
 - ☐ Provide replacement vouchers:
 - ☐ Other: (list below)
-
- X PHA Goal: Increase assisted housing choices
 - Objectives:
 - ☐ Provide voucher mobility counseling:
 - X Conduct outreach efforts to potential voucher landlords
 - X Increase voucher payment standards
 - X Implement voucher homeownership program:
 - X Implement public housing or other homeownership programs:
 - ☐ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- X PHA Goal: Provide an improved living environment
- Objectives:
 - X Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - X Implement public housing security improvements:
 - ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- X PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
 - X Increase the number and percentage of employed persons in assisted families:

- X Provide or attract supportive services to improve assistance recipients' employability:
- X Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
 - X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - X Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

The PHA having reconsidered it's goals and objectives as well as those of HUD has amended the 5 year plan for the year ending 12/31/04 with the development of additional Public Housing units either scattered sites or the replacement of private structures currently mixed within Project 001 Public Housing units.

Fund procurement through capital funding and other sources by 12/31/02. Completions by 12.31/04

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- ☐ **High Performing PHA**
- ☒ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

- ☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Executive Summary

In accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998, the **St. Charles** Housing Authority is pleased to submit the Agency Plan.

The Agency Plan is presented in two sections:

Section 1: Five Year Plan

This section includes the PHA's Mission Statement, goals and objectives. The housing authority has reconsidered its goals and objectives as well as those of HUD when amending the Five Year Plan for the year ending 12/31/01 with the development of additional public housing units, either scattered sites or the replacement of private structures currently mixed within Project 001 public housing units. Also needed is an addition to the existing office building to accommodate increasing PHDEP staff, volunteers and participants. A laundry facility, a day care facility and additional maintenance storage is also needed.

Section 2: Annual Plan

This section includes the components required to be submitted by a Small housing authority (less than 250 public housing units).

Please refer to the Table of Contents for the components included. Any required components that are not included in this submission are so indicated in the Table of Contents along with the location of the applicable materials and the date submitted to HUD, if required.

In this second year of required submission, the housing authority has elected to continue to operate its programs in an efficient, cost effective manner and to explore the options authorized by the QHWRRA, e.g., mortgaging of public housing properties. These options will be explored primarily as methods to increase the supply of affordable housing needs of low-income and very low-income families who reside in the PHA's jurisdiction. Included in the analysis are housing needs of extremely low-income families, elderly families and families with disabilities, and households of various races and ethnic groups residing in the jurisdiction.

Subsequent submissions will include the housing authority's plans to pursue these efforts.

The Consolidated Plan of the city of St. Charles (page 19) indicates the most substantial barrier to affordable housing in the city of St. Charles is the housing market. The demand for new housing in the \$120,000.00 - \$200,000.00 + range ensures that builders will supply this type of housing rather than affordable units.

The Five Year and Annual Plans were available for review by the public on October 2, 2000 as noted in the public notice published September 29, 2000. An attendance sheet for the public hearing as well as minutes, including resident/public comments are available for review in the

housing authority's file on the Annual Plan. All comments received have been considered and addressed by the housing authority and the Board of Commissioners approved the Five Year and Annual Plans for submission to HUD on October 13, 2000.

Questions or approval notification should be addressed to the Executive Director, Pat Nissen of the housing authority.

Respectfully submitted,

Pat Nissen

Executive Director

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments:

MO006a01	PHDEP
MO006a02	Resident Board Member
MO006a03	Resident Council
MO006a04	Five Year Plan
MO006a05	City's Consolidated Plan

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

X Admissions Policy for Deconcentration

RESOLUTION # 356**Quality Housing and Work Responsibility Act Addendum****Deconcentration and Income Targeting**

WHEREAS, the Quality Housing and Work Responsibility Act of 1998 requires an addendum to our Admissions and Occupancy Policy addressing Deconcentration, Income Targeting [CFR/Vol.64, No.32, Section 513] , and

WHEREAS, the proposed addendum has been prepared to address Deconcentration, Income Targeting, and has been incorporated into the existing policy (as attached) and is acceptable as well as applicable to the operation of the Housing Authority of the City of St. Charles,

NOW, BE IT THEREFORE RESOLVED, that the attached addendum is a part of this Resolution, and

BE IT FURTHER RESOLVED, that the attached addendum is hereby approved and adopted by the Housing Authority of the city of St. Charles.

AYES

NAYS

ABSENT

Ken Olive, Vice Chairman

Pat Nissen, Executive Director

May 18, 1999

X FY 2000 Capital Fund Program Annual Statement

Component 7
Capital Fund Program Annual Statement
Parts I, II, and II

Annual Statement
Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: 01/01/01

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	25,000
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	17,810
10	1460 Dwelling Structures	85,706
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	3,500
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	132,016
21	Amount of line 20 Related to LBP Activities	-0-
22	Amount of line 20 Related to Section 504 Compliance	-0-
23	Amount of line 20 Related to Security	-0-
24	Amount of line 20 Related to Energy Conservation Measures	-0-

Annual Statement**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA Wide	Replace computer system & update software	1408	25,000
	Tailgate lift for pickup truck	1475	3,500
	Total		28,500

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
MO-001	Sewer clean outs	1450	8,010
	Drainage Control	1450	4,500
	1719-1721 Randolph & 1050-1056 Olive (Units 31 & 32) (Units 27-31)		
	Drainage control	1450	2,700
	1709 & 1713 Randolph (Units 33 & 34)		
	Drainage control	1450	700
	1704-1716 Gallaher (Units 45-48)		
	Drainage control	1450	700
	1825 & 1829 Randolph (Units 1 & 2)		
	48 exhaust fan installations	1460	28,800
	Roofs	1460	12,000
	Soffit & Facia Replacement	1460	14,703
		Total	72113

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

[illegible]

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
HA-Wide Activities		
HA Wide	03/31/01	06/03/01
MO-001	09/30/01	12/31/01
MO-002	09/30/01	12/31/01

- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- ☐ PHA Management Organizational Chart
- ☐ FY 2000 Capital Fund Program 5 Year Action Plan

Attachment "C"

X Public Housing Drug Elimination Program (PHDEP) Plan

Public Housing Drug Elimination Program Plan

Section 1

General Information

- A. Amount of PHDEP Grant \$ 25,000.00
- B. Eligibility type R
- C. FFY in which funding is requested 2001

D. Executive Summary of Annual PHDEP Plan: SCHAs plan is a Youth Drug Prevention Plan designed to reduce and/or eliminate drug use, and related criminal activities in and around the Public Housing neighborhoods. This Youth program replaces our prior club with a new agenda to educate our youth groups (6-12yrs. & 12- 18 yrs.) about the dangers of drug use. The plan is to provide healthy alternatives, (sports, cultural arts, summer camps, and special outings) to "hanging out" on the streets, fighting, defacing property, drinking, smoking marijuana/crack, and/or harassing neighbors. Our objective is to equip our youth with the necessary tools to become productive citizens in their community.

E. Targeted Areas

PHDEP Target Areas	Total # of Units in In target areas	Total Population Served	
Parkridge Apartments (MO006-01)	48	11	
Parkridge Apartments (MO006-02)	10	3	
Scattered Sites (MO006-06)	12	1	

F. Duration of Program

6 Months ___ 12 Months X 18 Months ___ 24 Months ___ Other ___

Section: 2

PHDEP Plan Goals & Budget

A. PHDEP Plan Summary: SCHA's short term goal is to reduce drug use by 25%. Our strategy is to teach the dangers of drug and alcohol use, and its consequences by educating our youth through the means of drug educational videos, workbooks, etc., and through motivational speakers that provide testimony to the consequences of drug involvement.

We promote community "service" awareness by involving our youth in 2 community projects a year. They earn points by attending weekly meetings, and completing drug education class work. These "earned" points can be cashed in for "special" outings, sports programs, karate, summer camp, art, and/or music lessons. Our plan is to encourage participation in youth activities, and develop the individuals interest and talents in cultural arts. We partner with area youth organizations to support our objectives, and have developed cooperative agreements with the (1.) Boys & Girls Club to provide sports, and recreational activities, (2.) a licensed professional counselor to provide assessments and referrals, (3.) and Bridgeway Counseling Services to provide drug/alcohol treatment. We monitor our success by weekly progress reports, monthly financial reports, annual resident surveys, and semi-annual submissions. Our long term goal is to reduce drug use by 50%.

B. PHDEP Budget Summary

FY 2001 PHDEP Budget Summary

Budget Line Item	Total Funding
9110-reimbursement law enforcement	0.00
9120-security personnel	0.00
9130-employment of investigators	0.00
9140-voluntary tenant patrol	0.00
9150-physical improvements	0.00
9160-drug prevention	\$ 24,500.00
9170-drug intervention	500.00
9180-drug treatment	0.00
9190-other program costs	0.00
TOTAL PHDEP FUNDING	\$ 25,000.00

C. PHDEP Plan Goals & Activities

9110-Reimbursement of Law Enforcement	N/A
9120-Security Personnel	N/A
9130-Employment of Investigators	N/A
9140-Voluntary Tenant Patrol	N/A

9150-Physical Improvements

N/A

9160-Drug Prevention **Total PHDEP Funding \$ 24,500.00**

Goal:

Prevention of drug use among PH youth.

Objective: Provide healthy alternatives to replace drug use and related criminal activities.

Proposed activities:

1. Hire P/T PHDEP Staff
2. Purchase drug educational materials/supplies, and equipment
3. Provide camp, activities, community projects, and cultural art lessons

Performance Indicators:

1. PHDEP Staff will assist FSS Coordinator in implementation of youth drug program.
2. Testing on educational materials
3. Increase # of participants from 7 (baseline #) to 15 members

Proposed served	# of persons Population	Target Date	Start Date	est. complete Funding	PHDEP Funding	Other Activities
#1	15	15	1/01/01	12/31/02	\$ 11,935.38	0
15	15	1/01/01	12/31/02	\$ 8,764.62	0	
#3	15	15	5/30/01	8/30/02	\$ 3800.00	0

#2

9170-Drug Intervention **Total PHDEP Funding \$ 500.00**

Goal: To

provide intervention services for youth in crisis.

Objective: Contract licensed professional counselor

Proposed

activities:

- #4 Provide counseling services

Performance Indicators:

- #4 assessments & referrals

Proposed Activities	# of persons Served	Target Population	Start Date	Est. Complete Date	PHDEP Funding	Other Funding
#4	15	15	1/01/01	12/31/01	\$500.00	0
9180-Drug treatment					Total PHDEP Funding	0
9190-Other Program Costs					Total PHDEP Funding	0

Section 3

Expenditure/Obligation Milestones

Budget Line item #	25% Expenditure of total grant Funds by activities	Total PHDEP Funding expended (sum of activities)	50% Obligations of total Grant Funds by activity #	Total PHDEP funding obligated (sum of activities)
9110	0	0	0	0
9120	0	0	0	0
9130	0	0	0	0
9140	0	0	0	0
9150	0	0	0	0
9160	1, 2	\$ 6,219.74	1, 2, 3	\$ 24,500.00
9170	4	\$ 250.00	4	500.00
9180	0	0	0	0
9190	0	0	0	0
TOTAL	N/A	\$ 6,469.74	N/A	\$ 25,000.00

☐ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

Attachment "E"

☐ Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair	Annual Plan: Housing Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on

the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	1260	5	5	5	5	5	5
Income >30% but <=50% of AMI	1820	5	5	5	5	5	5
Income >50% but <80% of AMI	3137	5	5	5	5	5	5
Elderly	1432	5	5	5	5	5	5
Families with Disabilities	151	5	5	5	5	5	5
Race/Ethnicity W	410	5	5	5	5	5	5
Race/Ethnicity B	390	5	5	5	5	5	5
Race/Ethnicity A I	10	5	5	5	5	5	5
Race/Ethnicity AS	12	5	5	5	5	5	5
Hispanic	115	5	5	5	5	5	5

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 2000
- ☐ U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☒ Other sources: (list and indicate year of information)

Estimated 1997 CACI Source Book of Zip Code Demographics

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	668		19
Extremely low income <=30% AMI	611	91	
Very low income (>30% but <=50% AMI)	51	8	
Low income (>50% but <80% AMI)	6	.9	
Families with children	582	87	
Elderly families	13	1.95	
Families with Disabilities	73	10.93	
Race/ethnicity	White – 393	59.18	
Race/ethnicity	Black – 269	40.512	
Race/ethnicity	Am Ind – 0	-0-	
Race/ethnicity	Asian – 2	.002994	
	Hispanic –6	.008982	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	160	24	
2 BR	328	49	
3 BR	158	24	
4 BR	21	3	
5 BR	-0-	-0-	
5+ BR			

Housing Needs of Families on the Waiting List	
Is the waiting list closed (select one)? X No <input type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)?	
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes	

B. Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
X Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	278		
Extremely low income <=30% AMI	251	90	
Very low income (>30% but <=50% AMI)	20	7	
Low income (>50% but <80% AMI)	7	3	
Families with children	217	78	
Elderly families	3	1	
Families with Disabilities	30	11	

Housing Needs of Families on the Waiting List			
Race/ethnicity	White - 140	50	
Race/ethnicity	Black - 138	50	
Race/ethnicity	Am Ind - 0	0	
Race/ethnicity	Asian - 0	0	
	Hispanic - 0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 2 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units

- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- X Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☐ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☐ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☐ Apply for additional section 8 units should they become available
- ☐ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☐ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- X Other: (list below)

Apply for higher FMR's /Payment Standards

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- X Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☒ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☐ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☐ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☐ Funding constraints
- ☐ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☐ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	88,195	
b) Public Housing Capital Fund	132,016	
c) HOPE VI Revitalization		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,107,425	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	25,000	
g) Resident Opportunity and Self-Sufficiency Grants	30,789	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	121,800	
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	1,505,225	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- X When families are within a certain time of being offered a unit: (state time)
- ☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- X Criminal or Drug-related activity
- X Rental history
- ☐ Housekeeping
- ☐ Other (describe)

c. X Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☐ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. X Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- X Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- X PHA main administrative office
- ☐ PHA development site management office
- ☐ Other (list below)

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - ☐ PHA main administrative office
 - ☐ All PHA development management offices
 - ☐ Management offices at developments with site-based waiting lists
 - ☐ At the development to which they would like to apply
 - ☐ Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- X ☒ One
☐ Two
☐ Three or More
- b. X Yes ☐ No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
X Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
- ☒ Overhoused
- ☒ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☒ Residents who live and/or work in the jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either

through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

#1 Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing
Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- #1 Working families and those unable to work because of age or disability
☐ Veterans and veterans’ families
#1 Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- X The PHA-resident lease
X The PHA’s Admissions and (Continued) Occupancy policy
X PHA briefing seminars or written materials
☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition?
(select all that apply)

- ☐ At an annual reexamination and lease renewal
- X Any time family composition changes
- ☐ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☐ Yes X No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes X No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site-based waiting lists
If selected, list targeted developments below:
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- ☐ Other (list policies and developments targeted below)

d. ☐ Yes X No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments

- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- X Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- X Criminal or drug-related activity only to the extent required by law or regulation
- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)

b. X Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☐ Yes X No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. X Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- X Criminal or drug-related activity
☐ Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- X None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- X PHA main administrative office
☐ Other (list below)

(3) Search Time

a. X Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Rental units are at a premium in the city of St. Charles. Finding a unit can take longer than 60 days.

(4) Admissions Preferences

a. Income targeting

X Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. X Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- X Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- X Residents who live and/or work in your jurisdiction
- X Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

#1 Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

- #1 Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families

- #1 Residents who live and/or work in your jurisdiction
- #1 Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- X Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- X This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- X The Section 8 Administrative Plan
- ☐ Briefing sessions and written materials
- ☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- X Through published notices
- ☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

☒ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

☐ \$0
☐ \$1-\$25
☒ \$26-\$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

Minimum rent policies are designed to relieve public housing residents of financial hardship when changes occur in family income, which would otherwise have a negative impact on the family.

The minimum monthly rent for the PHA is \$50.00 and refers to a minimum total tenant payment and not a minimum tenant rent.

c. Rents set at less than 30% than adjusted income

1. ☐ Yes X No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- X For the earned income of a previously unemployed household member
- ☐ For increases in earned income
- ☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- ☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- ☐ For household heads
- ☐ For other family members
- X For transportation expenses
- X For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)
- ☐ Yes for all developments

- ☐ Yes but only for some developments
X No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- X For all developments
☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments
☐ For certain parts of developments; e.g., the high-rise portion
☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
X Fair market rents (FMR)
☐ 95th percentile rents
☐ 75 percent of operating costs
☐ 100 percent of operating costs for general occupancy (family) developments
☐ Operating costs plus debt service
☐ The "rental value" of the unit
☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
☐ At family option
☐ Any time the family experiences an income increase
X Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_\$50.00 per month.
☐ Other (list below)

- g. ☐ Yes X No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
☐ Survey of similar unassisted units in the neighborhood
☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
☒ 100% of FMR
☐ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ The PHA has chosen to serve additional families by lowering the payment standard
☐ Reflects market or submarket
☐ Other (list below)

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- X Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- X Success rates of assisted families
- X Rent burdens of assisted families
- ☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☐ \$1-\$25
- X \$26-\$50

b. X Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

1. The family would be evicted as a result of the imposition of the minimum rent.
2. The income of the family has decreased because of changed circumstances, including loss of employment.
3. Other situations as may be determined by the PHA.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☐ An organization chart showing the PHA's management structure and organization is attached.
- ☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes X No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- X PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes X No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- X PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- X The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: 01/01/01

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	25,000
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	

9	1450	Site Improvement	17,810
10	1460	Dwelling Structures	85,706
11	1465.1	Dwelling Equipment-Nonexpendable	
12	1470	Nondwelling Structures	
13	1475	Nondwelling Equipment	3,500
14	1485	Demolition	
15	1490	Replacement Reserve	
16	1492	Moving to Work Demonstration	
17	1495.1	Relocation Costs	
18	1498	Mod Used for Development	
19	1502	Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)		132,016
21	Amount of line 20 Related to LBP Activities		-0-
22	Amount of line 20 Related to Section 504 Compliance		-0-
23	Amount of line 20 Related to Security		-0-
24	Amount of line 20 Related to Energy Conservation Measures		-0-

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA Wide	Replace computer system & update software	1408	25,000
	Tailgate lift for pickup truck	1475	3,500

		Total	28,500

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
MO-001	Ten sewer clean outs	1450	8,010
	Drainage Control	1450	4,500
	1719-1721 Randolph & 1050-1056 Olive (Units 31 & 32) (Units 27-31)		
	Drainage control	1450	2,700
	1709 & 1713 Randolph (Units 33 & 34)		
	Drainage control	1450	700
	1704-1716 Gallaher (Units 45-48)		
	Drainage control	1450	700
	1825 & 1829 Randolph		

		Total	31,403

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
HA Wide	03/31/01	06/03/01
MO-001	09/30/01	12/31/01
MO-002	09/30/01	12/31/01

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(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☐ Yes X No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☐ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

- ☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
- If yes, list development name/s below:

- ☐ Yes ☒ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
- If yes, list developments or activities below:

- X Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
- If yes, list developments or activities below:

The PHA is in the process of negotiating for two adjacent private homes across from the office. If this materializes we will be developing additional public housing units (6) on this property which would be an additional project.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes X No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes X No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities

or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent

- ☐ Requirements no longer applicable: site now has less than 300 units
☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

**Public Housing Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name:

1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. X Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- X Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- X 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

X Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

The family must be a FSS participant who has met the FSS requirements which include finance, budget and home maintenance classes provided by the PHA.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

X Yes ☐ No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 09/23/99

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- X Client referrals
- X Information sharing regarding mutual clients (for rent determinations and otherwise)
- X Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- X Partner to administer a HUD Welfare-to-Work voucher program
- X Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- X Public housing rent determination policies
- X Public housing admissions policies

- ☒ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☒ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Dress for Success</i>		<i>Referral</i>	<i>Dress for Success Office</i>	<i>Both</i>
Work Connections		Referral	Work Connections Office	Both
DFS		Referral	DFS Office	Both

Youth In Need		Referral	Youth In Need Office	Both
St. Charles Community College		Practicum	PHA Office	Both
Voc Rehab		Referral	Voc Rehab Office	Both
Wheels for Success		Referral	Wheels for Success Office	Both
Bridgeway Counseling		Referral	Bridgeway Office	Both
Community Council		Referral	Council Office	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 11/01/00)
Public Housing	14	17
Section 8	50	23

- b. X Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

The PHA intends to maintain the original 64 Program Slots in anticipation of the collaboration between the HA and other service oriented organizations. The PC is represented by the following agencies: Community Council, DFS, Bridgeway Counseling, Work Connections, Youth In Need, St. Charles Community College, Vocational Rehabilitation and Wheel for Success.

C. Welfare Benefit Reductions

- The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
 - X Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - X Informing residents of new policy on admission and reexamination
 - X Actively notifying residents of new policy at times in addition to admission and reexamination.
 - X Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

- X Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- X High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- X Safety and security survey of residents
- X Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- X Resident reports
- X PHA employee reports
- X Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

Projects 001 & 002

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☒ Other (describe below)
PHDEP Grant has allowed for the education of our youth in the dangers of drugs, nicotine and alcohol.

2. Which developments are most affected? (list below)

Projects 001 & 002

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☒ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents
- ☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

Projects 001 & 002

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- X Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- X Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- X Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: PHDEP

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

THE HOUSING AUTHORITY OF THE CITY OF ST. CHARLES

The Pet Policy of the Housing Authority of the City of St. Charles will permit residents in Projects 001 and 002 to own pets of the following description:

Cats, Birds and /fish. Mature weight not to exceed 15 pounds.

Residents of Project 006 (Scattered Sites) will be permitted to own pets of the following description:

Dogs, Cats, Birds and Fish. Mature weight not to exceed 15 pounds.

PIT BULL, ROTTWEILER, GERMAN SHEPARD OR DOBERMAN BREEDS WILL NOT BE PERMITTED

THE FOLLOWING APPLIES TO ALL PROJECTS

- 1. No reptiles (snakes, lizards, iguanas, etc.) or rodents (rabbits, hamsters, gerbils, etc.) will be allowed.**
- 2. All cats must have front paws declawed with veterinarian verification provided to the office.**
- 3. All dogs and cats must be spayed or neutered with veterinarian verification provided to the office.**
- 4. All dogs and cats must be licensed by the City of St. Charles with verification provided to the office annually.**
- 5. All dogs and cats must be current on annual inoculations with veterinarian verification provided to the office annually.**
- 6. At no time shall any pet be left alone for a period of more than twelve (12) hours.**
- 7. Cats and Dogs are to be leashed at all times when outside of your unit.**
- 8. Pet droppings are to be picked up immediately, placed in a plastic bag and disposed of properly.**
- 9. An alternate care giver must sign the pet agreement stating that in the event you are unable to care for your pet, he/she will take the responsibility to do so.**
- 10. Pet liability insurance must be purchased and kept current with verification provided to the office annually or when requested by the office.**
- 11. A member of the household must be present when Housing Authority staff needs to enter your unit.**
- 12. A non refundable pet deposit of \$100.00 will be required to cover additional operating costs that are pet related.**

13. A refundable pet deposit of \$200.00 will be required to cover additional costs not otherwise covered.
14. All deposit s must be paid in full and a pet agreement signed by the head of household, alternate care giver and a Housing Authority representative prior to pet placement.
15. Residents will not be permitted to pet sit. That means that unless you have a signed Pet Agreement, at no time is there to be pet in your unit.
16. One pet will be allowed per household.
17. Any dog exhibiting aggressive behavior must be removed from the household.
18. All pet owners must comply with the codes and ordinances of the City of St. Charles regarding the keeping of animals.
19. A picture of the common household pet must be provided at the time of registration.
20. Residents will take adequate precautions to eliminate any animal or pet odors within or around the apartment and maintain the apartment in a sanitary condition at all times.
21. If a litter box is used in the apartment, it must be emptied daily and contents placed in a heavy plastic bag into the garbage container immediately.
22. All common household pets are to be fed inside the apartment. Feeding is not allowed on porches, sidewalks, patios or other outside area.
23. Tenants are prohibited from feeding stray animals.
24. The feeding of stray animals will constitute having a pet without permission of the Housing Authority.
25. Residents will not alter their unit, patio or unit area to create an enclosure for a common household pet.
26. Residents will not permit any disturbances by their pets which would interfere with the quiet enjoyment of other tenants; whether by loud barking, howling. Biting, scratching, chirping or other such activities.

27. The Housing Authority may enter the owner's apartment to inspect the premises when circumstances so warrant, to investigate a complaint that there is a violation, and/or to check on a nuisance or threat to health and safety.
28. The action may include also placing the pet in a facility to provide care and shelter for a period not to exceed 30 days.
29. If the pet is threatened by the incapacitation or death of the owner, (or by extreme negligence,) and the designated alternate is unwilling or unable to care for the pet, the Housing Authority may place the pet in a proper facility for up to 30 days. If there is no other solution at the end of 30 days, the manager may donate the pet to a humane society. Cost of this professional care will be borne by the pet owner.
30. The authorization for a common household pet may be revoked at any time subject to the Housing Authority's grievance procedure if the pet becomes destructive or a nuisance to others, or if the tenant fails to comply with this policy.
31. Residents who violate these rules are subject to Lease Termination proceedings.

PET AGREEMENT

I, _____, agree to abide by the
rules of the
(Resident)

PET POLICY of the Housing Authority of the City of St. Charles.

My alternate pet care giver is:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

I, _____, agree to be the
alternate care giver (Alternate Care Giver)

for the pet belonging to _____ in the event
he/she is (resident)

no longer able to properly care for the pet.

Resident Signature

Alternate Care Giver

Housing Authority Representative

Date

Picture of Pet

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - ☐ Not applicable
 - ☐ Private management
 - ☐ Development-based accounting
 - ☐ Comprehensive stock assessment
 - ☐ Other: (list below)
3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☐ Yes X No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

☐ Attached at Attachment (File name)

☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

☐ Considered comments, but determined that no changes to the PHA Plan were necessary.

☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes X No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes X No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

☐ Candidates were nominated by resident and assisted family organizations

☐ Candidates could be nominated by any adult recipient of PHA assistance

☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot

X Other: (describe)

All residents were sent a letter asking if they wished to be considered for appointment by the mayor. There were two responses. The mayor required each candidate to submit a resume. The mayor appointed the commissioner based on her resume.

Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- X Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: City of St. Charles

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

☐ Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:

Affordable housing for low income families

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: 01/01/01

☐ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Table Library

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Table Library

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Table Library

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Table Library

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Table Library

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

Public Housing Drug Elimination Program Plan

Section 1

General Information

A. Amount of PHDEP Grant \$ 25,000.00

B. Eligibility type R

C. FFY in which funding is requested 2001

D. Executive Summary of Annual PHDEP Plan: SCHAs plan is a Youth Drug Prevention Plan designed to reduce and/or eliminate drug use, and related criminal activities in and around the Public Housing neighborhoods. This Youth program replaces our prior club with a new agenda to educate our youth groups (6-12yrs. & 12-18 yrs.) about the dangers of drug use. The plan is to provide healthy alternatives, (sports, cultural arts, summer camps, and special outings) to "hanging out" on the streets, fighting, defacing property, drinking, smoking marijuana/crack, and/or harassing neighbors. Our objective is to equip our youth with the necessary tools to become productive citizens in their community.

E. Targeted Areas

PHDEP Target Areas	Total # of Units in PHDEP target Areas	Total Population Served In target areas
Parkridge Apartments (MO006-01)	48	11
Parkridge Apartments (MO006-02)	10	3
Scattered Sites (MO006-06)	12	1

F. Duration of Program

6 Months ____ 12 Months X 18 Months ____ 24 Months ____ Other ____

Section: 2

PHDEP Plan Goals & Budget

A. PHDEP Plan Summary: SCHAs short term goal is to reduce drug use by 25%. Our strategy is to teach the dangers of drug and alcohol use, and its consequences by educating our youth through the means of drug educational videos, workbooks, etc., and through motivational speakers that provide testimony to the consequences of drug involvement.

We promote community “service” awareness by involving our youth in 2 community projects a year. They earn points by attending weekly meetings, and completing drug education class work. These “earned” points can be cashed in for “special” outings, sports programs, karate, summer camp, art, and/or music lessons. Our plan is to encourage participation in youth activities, and develop the individuals interest and talents in cultural arts. We partner with area youth organizations to support our objectives, and have developed cooperative agreements with the (1.) Boys & Girls Club to provide sports, and recreational activities, (2.) a licensed professional counselor to provide assessments and referrals, (3.) and Bridgeway Counseling Services to provide drug/alcohol treatment. We monitor our success by weekly progress reports, monthly financial reports, annual resident surveys, and semi-annual submissions. Our long term goal is to reduce drug use by 50%.

B. PHDEP Budget Summary

FY 2001 PHDEP Budget Summary

Budget Line Item	Total Funding
9110-reimbursement law enforcement	0.00
9120-security personnel	0.00
9130-employment of investigators	0.00
9140-voluntary tenant patrol	0.00
9150-physical improvements	0.00
9160-drug prevention	\$ 24,500.00
9170-drug intervention	500.00
9180-drug treatment	0.00
9190-other program costs	0.00
TOTAL PHDEP FUNDING	\$ 25,000.00

C. PHDEP Plan Goals & Activities

9110-Reimbursement of Law Enforcement	N/A
9120-Security Personnel	N/A
9130-Employment of Investigators	N/A
9140-Voluntary Tenant Patrol	N/A

9150-Physical Improvements

N/A

9160-Drug Prevention

Total PHDEP Funding \$ 24,500.00

Goal: Prevention of drug use among PH youth.

Objective: Provide healthy alternatives to replace drug use and related criminal activities.

Proposed activities:

1. Hire P/T PHDEP Staff
 2. Purchase drug educational materials/supplies, and equipment
 3. Provide camp, activities, community projects, and cultural art lessons
-

Performance Indicators:

1. PHDEP Staff will assist FSS Coordinator in implementation of youth drug program.
 2. Testing on educational materials
 3. Increase # of participants from 7 (baseline #) to 15 members
-

Proposed served	# of persons Population	Target Date	Start Date	est. complete Funding	PHDEP Funding	Other Funding	Activities
#1	15	15	1/01/01	12/31/02	\$ 11,935.38	0	
#2	15	15	1/01/01	12/31/02	\$ 8,764.62	0	
#3	15	15	5/30/01	8/30/02	\$ 3800.00	0	

9170-Drug Intervention

Total PHDEP Funding \$ 500.00

Goal: To provide intervention services for youth in crisis.

Objective: Contract licensed professional counselor

Proposed activities:

- #4 Provide counseling services
-

Performance Indicators:

- #4 assessments & referrals
-

Proposed Activities	# of persons Served	Target Population	Start Date	Est. Complete Date	PHDEP Funding	Other Funding
#4	15	15	1/01/01	12/31/01	\$500.00	0
9180-Drug treatment					Total PHDEP Funding	0

9190-Other Program Costs	Total PHDEP Funding	0
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Section 3

Expenditure/Obligation Milestones

Budget Line item #	25% Expenditure of total grant Funds by activities	Total PHDEP Funding expended (sum of activities)	50% Obligations of total Grant Funds by activity #	Total PHDEP funding obligated (sum of activities)
9110	0	0	0	0
9120	0	0	0	0
9130	0	0	0	0
9140	0	0	0	0
9150	0	0	0	0
9160	1, 2	\$ 6,219.74	1, 2, 3	\$ 24,500.00
9170	4	\$ 250.00	4	500.00
9180	0	0	0	0
9190	0	0	0	0
TOTAL	N/A	\$ 6,469.74	N/A	\$ 25,000.00

Resident Board Member is Renee Harvey of 101 Grandview, St. Charles, MO 63301

Resident Council Members are:

Ronda Ingram	2304 North Benton	Project 006
Sonya Taylor	1016 Lindenwood	Project 002
JoAnn Rowland	1050 Olive	Project 001

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables		
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units
	PHA WIDE	0
Description of Needed Physical Improvements or Management Improvements		Estimated Cost
Addition to Office to accommodate PHDEP Coordinator office and additional furniture and equipment		100,000
Laundromat facility addition to office		19,604
Purchase of property for community center		45,000
Demolition of structure on purchased property		15,000
Build community center		110,223
Total estimated cost over next 5 years		289,827

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
001	Parkridge Apartments	0	0
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Roofs – 3 buildings @ 6,000		18,000	2002
Roofs – 1 building @ 6,000		6,000	2003
Roofs – 6 buildings @ 6,000		36,000	2004
Soffit & fascia replacement – 3 buildings @ 4,901		14,703	2002
Soffit & fascia replacement – 1 building		4,901	2003
Soffit & fascia replacement – 6 buildings @ 4,901		20,406	2004
Total estimated cost over next 5 years		100,010	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
002	Parkridge Apartments	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Roofs – 3 @ 6,000			18,000	2002
Soffit & fascia replacement -2 buildings @ 3908			7,816	2002
Total estimated cost over next 5 years			25,816	

CITY OF SAINT CHARLES, MISSOURI

CONSOLIDATED PLAN

JULY 1, 2000 - JUNE 30, 2004

City of Saint Charles, MO
Department of City Development
May, 2000

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I. MANAGING THE CONSOLIDATED PLAN PROCESS

A. Lead Agency: City of Saint Charles Department of City Development, 200 North Second Street, St. Charles, MO 63301

B. Consultation/Coordination: In an effort to broaden participation in the Consolidated planning process, all known social service and public housing agencies were sent notices of a public hearing to discuss community development needs in the City of St. Charles and the proposed projects and budget for PY00-01. The St. Charles Housing Authority was on the list of agencies notified of the meeting. In addition, notices of the hearing were published in the St. Charles Post, the St. Charles Journal and the St. Louis American. Notices of the hearing were also sent to the minority churches in the City. Although the general public had the opportunity to attend the hearing at City Hall on February 11, 2000, those attending represented various agencies: 10 social service agencies; six persons representing City departments involved in the CDBG eligible area and two persons from the City's Fair Housing Commission. In the past, those attending have been representatives of the social service agencies. The inclusion of City department personnel from frontline departments and members of the Fair Housing Commission broadened the discussion regarding the types of needs to be addressed.

Although the Housing Authority did not participate in the public hearing on February 11, 2000, the City and the Housing Authority do cooperate. The Mayor of St. Charles appoints the members of the Housing Authority Board, who oversee the operations of the Housing Authority. The Housing Authority provided a copy of its Consolidated Plan to the City and the City Development Department performs the environmental review of the Housing Authority projects. In addition, the Director of the Housing Authority is invited to all public hearings and consultations with HUD on the City's Community Development Block Grant Program.

C. Institutional Structure - The public institutions involved in executing the Consolidated Plan are the following departments of the City of St. Charles: Department of City Development, Public Works Department, Parks and Recreation Department and Fire Department. The Department of City Development performs the basic administrative tasks of the Community Development Block Grant program by setting public hearings, advertising for public comment, preparing the Consolidated Plan, assuring that projects are being accomplished in a timely manner, discussing the budget with the Finance Department and preparing the drawdown materials. The Public Works Department oversees public works projects, such as street, sidewalk and alley replacement and rehabilitation. The Parks and Recreation Department is responsible for the parks projects, which have included replacements of recreational facilities in a neighborhood park in a low-income area. The Finance Department is involved with budgeting, expenditure tracking and drawdowns through the IDIS system.

In addition to the City of St. Charles governmental agencies, the following social service agencies are responsible for providing aid to homeless, at risk populations and other targeted population groups: North East Community Action Corporation, American Red Cross, Bridgeway Counseling, Crider Center for Mental Health, St. Charles Crisis Nursery, Emmaus Homes, Inc., FISH of St. Charles, MidEast Area Agency on Aging, Sts. Joachim/Ann Care Center, Willows Way, Inc., and Youth In Need. The City has a good working relationship with these agencies and monitors their use of the CDBG funds. Any gaps in the delivery system are addressed in the discussion of homeless needs below.

D. Summary of Citizen Participation Process: Two public hearings were held during the development of the Consolidated Plan. At the first hearing in September, 1999, the discussion concerned homeless and housing needs generally in the City of St. Charles. At that time, the consensus was that agencies in the St. Charles area are meeting the needs of the homeless population, with the exception of permanent affordable housing. Habitat for Humanity's efforts in the City and the County do not nearly meet the demand for affordable housing, although Habitat has increased its efforts and has begun projects in Wentzville as well as in St. Charles City. Suggestions were made to provide matching funds for first-time homebuyers through the CDBG program.

At the second hearing, persons discussed specific items within CDBG eligible areas (low to moderate income neighborhoods) that were possible projects to be addressed with CDBG funds. The following items were noted: neighborhood centers for family development, literacy development and intergenerational activities in two of the CDBG eligible neighborhoods; transportation continues to be a need for lower income persons, including

transportation to City parks, especially those with water activities; transportation to health facilities was also an expressed need, although the City's SCAT (St. Charles Area Transit) does provide transportation Monday through Friday 9 a.m. through 4 p.m. One of the greatest needs for lower income persons is a full transit system throughout the County. The City of St. Charles is the only governmental agency in St. Charles County addressing this need. However, the St. Charles County Economic Development Council has listed public transportation as one of the three most important items to be addressed countywide. An additional route for the system has increased the availability and ridership for transit, but does not address all of the transit needs for the City of St. Charles. Transit is particularly important for low-income workers. The City is looking into creative ways to increase the funding for SCAT in order to expand the hours to 6:00 a.m. through 6:00 p.m. so that it can be used by workers.

Clean-up activities are needed in the area of the water treatment plant, Point Dusable Park and the County flood buy-out area, all of which are located in the same lower income area. The Dusable Park area needs sidewalks for persons in the neighborhood to have easy pedestrian access to the park. The Fire Chief stated that older fire hydrants need to be upgraded. These would be located particularly in the older neighborhoods, which tend to also be the lower income neighborhoods. He also noted the need for fire safety in lower income homes with poor housekeeping. The Parks Director stated that playgrounds in the parks need to meet ADA standards, but this cannot happen until the standards have been established. The most pressing public service need in addition to an expansion of transit opportunities is to raise the awareness of services available in the community. It is hopeful that this program can be initiated in the second or third year of the 2000-2004 Strategic Plan. An additional concern is for longterm placement of mentally ill persons. Several organizations and agencies are beginning the process to have a County-wide tax for mental health to address this concern.

No public comments are included with the plan since no comments were received from the public regarding the Consolidated Plan, other than the discussion at the public hearing of February 11, 2000 as noted above.

II. STRATEGIC PLAN

A. Time Period for the Plan: July 1, 2000- June 30, 2004

PROGRAM GOAL ONE: PROVISION OF DECENT HOUSING

Objective 1: Support aid to homeless persons and persons at risk of becoming homeless to reduce the amount of homelessness in the City	250 units/year
Objective 2: Increase the number of handicapped accessible housing units	5 units/year
Objective 3: Support special needs populations with services designed to help them remain in their homes or be able to move into homes	10 units/year
Objective 4: Conserve and improve existing affordable owner housing through the Home Improvement Loan Program, removal of lead based paint hazards, installation of safety and security devices, and code enforcement activities	30 units/year
Objective 5: Support activities necessary to continue existing emergency shelter programs	Support annual administrative costs

PROGRAM GOAL TWO: PROVISION OF A SAFE AND LIVABLE ENVIRONMENT

Objective 1: Provide recreational and social activities within neighborhoods to improve the livability of all neighborhoods in the City	1 new activity/year
Objective 2: Upgrade the public area such as streets, alleys and parks within low/moderate income neighborhoods	2 improvements/year
Objective 3: Increase the health and safety of low/moderate income neighborhoods through public services such as first aid training and crisis care	50 units/year

PROGRAM GOAL THREE: EXPANSION OF ECONOMIC OPPORTUNITIES

Objective 1: Address the problems of teenage and disabled persons lack of economic opportunities through employment training and coaching	20 units/year
Objective 2: Support employment for lower income parents by subsidizing childcare costs	20 units/year

B. Priority Needs Analysis and Strategies:

HOMELESSNESS

Table 1A - Homeless and Special Needs Populations

Continuum of Care: Gaps Analysis - Individuals

Beds/Units	Estimated Needs	Current Inventory	Unmet Need/ Gap	Relative Priority
Emergency Shelter	26	26	0	Med
Transitional Housing	0	0	0	
Permanent Housing	0	0	0	
Total	26	26	0	
Estimated Supportive Services Slots				
Job Training	16	0	16	High
Case Management	16	0	16	High
Substance Abuse Treatment	0	0	0	
Mental Health Care	0	0	0	
Housing Placement	26	0	26	High
Life Skills Training	16	0	16	High
Estimated Sub-Populations				
Chronic Substance Abusers	0	0	0	
Seriously Mentally Ill	0	0	0	
Dually-Diagnosed	0	0	0	
Veterans	0	0	0	
Persons with HIV/AIDS	0	0	0	
Victims of Domestic Violence	26	0	26	High
Youth	16	0	16	High

Continuum of Care: Gaps Analysis - Persons in Families with Children

Beds/Units

	Estimated Needs	Current Inventory	Unmet Need/ Gap	Relative Priority
Emergency Shelter	15	15	0	Med
Transitional Housing	0	0	0	
Permanent Housing	0	0	0	
Total	15	15	0	

Estimated Supportive Services Slots

Job Training	0	0	0	High
Case Management	39	0	39	
Child Care	10	10	0	
Substance Abuse Treatment	0	0	0	Low
Mental Health Care	0	0	0	
Housing Placement	0	0	0	
Life Skills Training	0	0	0	

Estimated Sub-Populations

Chronic Substance Abusers	0	0	0	High
Seriously Mentally Ill	0	0	0	
Dually-Diagnosed	0	0	0	
Veterans	0	0	0	
Persons with HIV/AIDS	0	0	0	
Victims of Domestic Violence	45	15	30	

HOMELESS NEEDS: The number of homeless persons (individuals and families) within the City of St. Charles is difficult to assess. The latest information is from the 1990 census. On S-night, no homeless persons were visible in street locales, meaning that no reliable statistics exist for the number of unsheltered homeless. The Salvation Army's shelter consistently turns people away from its shelter because of lack of space. Staff persons from social service agencies believe that the majority of the homeless suffer from one or more chronic conditions, such as substance abuse, mental illness, mental retardation.

PRIORITY HOMELESS NEEDS: The greatest need is to address existing conditions of homeless or at risk populations by aiding them in job training, life skills training, case management, substance abuse treatment, mental health care, housing placement or life skills training.

HOMELESS STRATEGY: The homeless strategy has a two-pronged approach: to help individuals who are homeless or who are at risk of becoming homeless and to support the local agencies providing shelters for the homeless. Counseling and financial aid to individuals (households) is provided through grants to social service agencies which have ongoing programs of outreach and crisis management for homeless or at risk populations. The following social service agencies provide combinations of food pantries, rent or mortgage payments, first month's rent, transient lodging at local motels and utility payment of homeless and at risk populations: The St. Vincent dePaul Societies of each of the Catholic churches within the City, The Salvation Army, Sts. Joachim & Ann Care Service, North East Community Action Corporation, FISH of St. Charles, Grace Hill, and New Hope. Through the Community Development Block Grant, the City of St. Charles provides funding for Sts. Joachim & Ann Care Service, and FISH of St. Charles to help prevent homelessness. The St. Charles Housing Authority addresses homelessness by providing Section 8 vouchers/certificates to lower income persons to help them attain housing. Missouri Breaks, operated by Youth In Need, Inc., is a long-term program for youth ages 16 to 21 with a group home facility as well as supervised scattered site apartments. The primary focus of this program is to help homeless young adults transition into successful independent living.

All of the above services provided to homeless and at risk populations are part of the Continuum of Care in the City of St. Charles. The present service delivery system provides for persons from homelessness through temporary housing, but does not provide for permanent affordable housing. Habitat for Humanity is supplying affordable housing, but the number of units built by them does not cover the need in the City and the County. As a way of providing for permanent affordable housing, City staff has explored a first-time homebuyers downpayment assistance program through the Missouri Housing Development Corporation, but this is not part of the Action Plan for Program Year 2000. This possibility will be investigated further in Program Year 2002 and the Strategic Plan amended if this type of assistance will be provided through the City's CDBG program.

Three homeless shelters operate in the City of St. Charles: The Salvation Army operates a 14-bed emergency shelter for adults only. Youth In Need has a 12-bed shelter for runaway and abandoned youth ages 10 through 18 and The Women's Center operates a 15-bed shelter for abused women and their children. The City furnishes funds to the Salvation Army and The Women's Center shelter through the Emergency Shelter Program. Further funding is provided to The Women's Center shelter from the Community Development Block Grant Program.

SPECIAL NEEDS POPULATION

Table 1B Needs of the Special Population (Non-Homeless)

Special Needs/Non-Homeless

Sub-Populations

	Priority Need	Estimated \$
Elderly	Med	\$14,400
Frail Elderly	Med	\$14,400
Severe Mental Illness	Med	\$28,825
Developmentally Disabled	Med	\$14,400
Physically Disabled	Med	\$14,400
Persons with Alcohol/Other Drug Addiction	Low	\$0
Persons with HIV/AIDS	Low	\$0
TOTAL		\$86,425

PRIORITY NEEDS OF SPECIAL POPULATIONS: Elderly persons may need housing assistance of two kinds: financial and supportive. The City contracts with MidEast Area Agency on Aging and Willows Way to provide supportive services to the elderly. MEAAA supplies meals both in persons' homes and in the congregate eating facility at the Odell Senior Center. Willows Way, Inc. coordinates case management for low-income and ill elderly to prevent at-risk status and homelessness due to lack of self-preservation skills.

The City's contract with the Crider Center for Mental Health provides community support, housing support, employment services and psychosocial rehabilitation for persons who have a serious mental illness and who are low-income.

Persons who are developmentally disabled and physically disabled need case management and life skills training. The contract with Willows Way helps to meet these needs.

It is also a goal to increase the number of handicapped accessible housing units in the City by five units each year of the Consolidated Plan.

HOUSING

HOUSING NEEDS: The following statistics are from the CHAS table developed from the 1990 census information. No survey of the community has been done since the CHAS table was developed.

Renters: According to the CHAS table from 1990 census information, the number of very low-income (0-30% of MFI) renter households in the City of St. Charles is 1,057. Of these, 84% have housing problems, either cost burdened, overcrowding or other problems. The number of low-income (31-50% MFI) renter households is 968. Of these 87% have housing problems. The number of other low-income (51-80%) renter households is 1,969. Of these, 37% have housing problems. Updates to these statistics are not available.

The percentage of black renter households having housing problems is more than 10% greater than all households for elderly households at 0 to 30% of MFI and 31 to 50% MFI. In both of these cases, 100% of the total number of black households have housing problems, but the number is small: 0-30% is 8 households and 31-50% is 6 households. Black small related households in the other low income category, 51-80% MFI, exceeds the percentage of total households with housing problems by more than 10%. The number of households with housing problems is 20 in this category. Black large related households in the 51-80% MFI category having housing problems is 100%, or a total of 15 households.

Owners: According to the CHAS table from 1990 census information, the number of very low-income (0-30% of MFI) owner households in the City of St. Charles is 1,625. Of these, 81% have housing problems. The number of low-income (31-50% MFI) owner households is 1,757. Of these 69% have housing problems. The number of other low-income (51-80%) owner households is 3,751. Of these, 35% have housing problems.

The Hispanic households exceed the percentage of all households with housing problems by 10% in the 31-50% all other owners category. The total number of Hispanic households in this category is 8.

The City of St. Charles does not receive sufficient funding from the Community Development Block Grant program to address the needs of renter households by providing subsidies. These needs are more adequately addressed through the Section 8 and Public Housing Assistance programs through the St. Charles Housing Authority. However, the issues of substandard renter units are addressed by the code enforcement officers, including the CDBG housing/code enforcement inspector. Interior inspections of the units are done only upon receipt of complaints regarding the dwelling unit(s). Beginning on July 1, 2000, the City is initiating a new rental housing inspection program to address substandard, i.e. unhealthy or unsafe conditions, rental dwelling units. It is basically an occupancy program providing for the inspection of any rental unit at change of occupancy. Units may not be occupied until basic deficiencies are addressed. However, a part of the program also requires that all rental housing units be inspected by January 1, 2004, whether the tenancy of the unit changes or not. The inspections are related to health and safety issues within the housing units and will reduce the number of substandard rental units.

The City does address the needs of owner-occupied households through the CDBG-funded Home Improvement Loan Program. The deferred payment, no-interest loan helps families and the elderly make needed repairs to their homes, thus keeping the housing affordable for them. The purpose of the loan is to bring existing housing up to code by addressing specific housing issues, such as outdated electrical and plumbing facilities, new roofing, porch step replacement. In order to receive funding, the house must need repairs to address code issues and the household must be at or below 80% of MFI. For each year of the five year Consolidated Plan, the goal is to provide home improvement loans to 21 units per year. Also, under the home security installation program, the goal is to provide five units per year with deadbolts and/or fire detectors.

Table 2A Priority Housing Needs Summary Table

MARKET ANALYSIS: According to the 1990 census the total number of households in the City of St. Charles was 21,677. At the time of the census, 8,536 of these were renter occupied and 13,141 were owner occupied. This translates to a 60% owner-occupied to 40% renter-occupied of the occupied units. The vacancy rate for rental units was almost 11% at the time of the census, but the rate for owner-occupied was 1+%. The 11% vacancy rate in rental units was a reflection of a building boom in new rental units during the 1980's. The number of rental units increased from 4,454 in 1980 to 9,809 in 1990. The majority of the new units built in the 1980's were large apartment complexes of 100 to almost 700 units. For the most part, the units and complexes were similar and were targeted to the same rental market. The majority of the units are two-bedroom, have washer/dryer hook-ups, and have some site amenities. The market was not able to absorb all of these units, especially during the economic slowdown of the late 1980's.

The flood of 1993 effectively wiped out any vacancies remaining in the City, particularly for lower income households. Rental units became very difficult to find. With the permanent relocation of most of the flood victims, the housing crunch eased overall, but the limited supply of low income housing units in the rest of the County continues to be a problem for low income households. Two larger mobile home parks in the flood damaged area were purchased by St. Charles County for open space. These parks were home for many low income households. The County has not found replacements for the housing units affected by the flood. A more recent selling of another mobile home park for commercial development has also exacerbated the problem of insufficient low-income dwelling units in the City of St. Charles and in St. Charles County as a whole.

Habitat for Humanity has begun building affordable owner-occupied units in the City of St. Charles as well as in other locations in St. Charles County. Although these efforts are laudable, the number of units built so far cannot address all of the needs for affordable housing in the City or County.

The table below indicates the wide variety of housing options available in the City from the typical single-family suburban dwelling to condominiums and townhomes to mobile homes to duplexes to small scale and large scale apartment complexes. The totals are from the 1990 census. With the type of housing being built throughout the 1990's, the 2000 census will undoubtedly indicate a larger number of single-family units, both the typical suburban detached single-family home and the newer "empty-nester" attached single-family units. The number of apartment units in buildings with over four units has not increased greatly since the 1990 census. A few affordable rental units in four- five- and six-unit buildings have been built as well as one upscale apartment complex with 96 units. The number of mobile home, trailer or similar units has decreased due to the 1993 flood as well as the removal of a 170+ or - park for new commercial development.

TYPE OF HOUSING:

1 unit, detached	11,748
1 unit, attached	812
2 to 4 units	2,236
5 to 9 units	1,571
10 or more units	4,781
Mobile home, trailer, other	2,098

In the City's 1995 Comprehensive Plan, one of the objectives is to provide housing opportunities within the City for people of all levels of income. This objective fits well with the historical housing development in the City, which has included all ranges of housing since its earliest settlement. The Housing Element does recognize the need for upper income or executive type housing in addition to low and middle income housing. In the 1990's, the most common housing type has been a four-bedroom, two+ bath on a 9000-12,000 square-foot lot, in the cost range of \$120,000-\$200,000+, but a substantial number of attached single-family homes has also been built.

Specific Housing Objectives: One of the statutory program goals of the Community Development Block Grant Program is to provide decent housing. In keeping with this goal, the specific housing objectives of the City of St. Charles are (1) To conserve and improve existing affordable owner housing through the Home Improvement Loan Program, removal of lead based paint hazards, installation of safety and security devices, and code enforcement activities; and (2) To increase the number of handicapped accessible housing units, both renter and owner-occupied. Information on the number of handicapped needing accessible housing is not available, but advocacy groups for the handicapped indicate a need to provide accessibility in both renter and owner-occupied units. As stated above, the specific goals for the Home Improvement Loan Program is to provide funds for the rehabilitation of 21 units per

year; to provide home security installations of deadbolts and/or smoke detectors for five additional units per year and to remove lead-based paint hazards in 5 units per year.

The rental inspection program has the goal of inspecting all 9,000+ rental housing units in the City of St. Charles during the next three and one half years. All units will have to meet the minimum health and safety standards of the program in order to be occupied. The standards include safe electrical and plumbing systems as well as no evidence of chipping or peeling paint; no signs of structural damage or water leakage; no decayed subflooring; intact hardware on doors; properly operating windows; handrails on stairs and operational smoke detectors.

PUBLIC HOUSING

PUBLIC HOUSING NEEDS: According to the Public Housing Authority, the needs in the 58 on-site Public Housing units and 12 scattered site units in the City of St. Charles are for maintaining the housing authority's physical assets and improving the opportunities for economic self sufficiency for housing authority residents.

The PHA plan also notes the need for a variety of housing options in the Section 8 tenant based rental assistance program. The waiting list for the Section 8 tenant-based assistance units was closed at the time of the PHA's Consolidated Plan (11/99). The total number of families on the list was 197, with 170 of those being extremely low income ($\leq 30\%$ AMI). The public housing waiting list was open, but had a total of 526 families awaiting units, 442 of these were $\leq 30\%$ AMI.

PUBLIC HOUSING STRATEGY: The PHA sees the following as barriers to affordable housing: affordability, supply of housing resources; quality of available housing and size of housing units available. The strategies to address the public housing needs are the following: Respond to HUD Notices of Funding Availability for additional funds; Develop partnerships with public and/or private partnerships, such as real estate developers and capital housing markets; Provide home ownership opportunities; and Develop partnerships with nonprofit homeless shelters, transitional housing providers and affordable housing providers.

Continuing past efforts to protect and upgrade the physical assets of the Public Housing units, the PHA has a strategy to do the following: Provide a self contained drainage system for the Spring Street site (one of the scattered site areas); and Furnish bike racks and concrete walkways for the on-site development. The PHA has upgraded the kitchens and bathrooms for the 58 on-site units in the past few years.

OTHER NEEDS

LEAD-BASED PAINT NEEDS: According to information received from the County Health Department, lead poisoning is a not a problem in St. Charles County. Within the past year, no persons have been identified as having lead poisoning.

Although the City and the County have few to no instances of elevated blood levels during any year, it is obvious that the City of St. Charles has housing units with lead based paint. According to the 1990 census, the total number of housing units built in 1979 or before was 6,500. Since lead-based paint could legally be used until 1978, most of these units could have lead-based paint. The need is to determine the presence and hazards of lead-based paint in units receiving Federal funding. In the case of the City of St. Charles, this would be all housing units in the Home Improvement Loan Program. For the most part, these units were built prior to 1978. In order to assess the existence of lead based paint, inspectors need to receive training in the detection of lead-based paint. The CDBG program has a goal of removal of lead-based paint in five housing units per year during the five years of the Consolidated Plan.

BARRIERS TO AFFORDABLE HOUSING: The following City ordinances have been examined for possible barriers to affordable housing.

Zoning Regulations. The City's zoning regulations do not negatively affect land costs because of the variety of residential densities permitted by the residential zoning districts. The predominant single-family residential zoning district is R-1E, with a minimum lot size of 7,000 square feet. If a more efficient use of land is desired, developers may employ the planned development process, which permits a reduction in lot size, modified setbacks and yard areas and allows for more than one dwelling unit type in an area.

Building codes. The City has adopted the BOCA standards for new residential buildings. These are not excessive standards, but protect the health and safety of City residents.

Permitting & Licensing. The average length of time for approval of a residential building permit is 3-10 working days, which is not excessive and should not add to the cost of building in the City. A license for a residential contracts is \$300.00 per year. No testing or bonding is required in order to obtain a contractor's license.

Subdivision Regulations. Street widths may be reduced with a special street adaptation and within Planned Developments under present subdivision regulations. Curbs can presently be roll design to reduce the cost of development. Present regulations allow for natural stormwater management and the use of PVC for water mains.

The most substantial barrier to affordable housing in the City of St. Charles is the housing market. The demand for new housing in the \$120,000-\$200,000+ range ensures that builders will supply this type of housing rather than affordable units. This barrier to affordable housing is being addressed by Habitat for Humanity and its building of affordable units in the City. The City has been supportive of all building projects undertaken by Habitat within the City limits, including the granting of variances for lots which do not meet the minimum design standards of the single-family residential district. For the most part, Habitat is building infill housing in the older part of the City, but one new subdivision being developed south of I-70 is expected to have four lots utilized for new Habitat dwellings. All the above efforts by Habitat help to address the new housing cost barrier to affordable housing in the City.

FAIR HOUSING ISSUES: An issue that still needs to be addressed under Fair Housing is the attitudes of the community regarding protected classes. In discussions with the St. Louis Metropolitan Equal Housing Opportunity Council, it appears that one way of determining attitudes and also determining whether discrimination has occurred is through a questionnaire. With the aid of HUD and EHOC, the City's Fair Housing Commission will be a major part of the strategy to address the question attitudes towards protected classes by development of a survey instrument to elicit information on attitudes towards protected classes and also to determine the amount of perceived discrimination towards various groups within the City.

ANTI-POVERTY STRATEGY: The Anti-Poverty Strategy for the City of St. Charles to reduce the number of poverty level families in the City is accomplished primarily through other agencies. The St. Charles Housing Authority has a Family Self-sufficiency program to raise families out of poverty through development of skills. Youth In Need operates the Head Start program in the City. Youth In Need also develops job and living skills for Cornerstone residents in order to help the young women earn above poverty level wages.

The City Development Department also participates in Metropolitan Employment and Rehab Service, MERS, to provide on-site training for persons in the Welfare to Work or School to Work programs or persons going through rehabilitation. The persons do clerical work in the departmental offices on a short-term basis in order to better prepare themselves for placement in permanent jobs, and therefore, raise themselves from the poverty level.

COMMUNITY DEVELOPMENT

Table 2B Priority Community Development Needs
Community Needs

Anti-Crime Programs			
Overall	Need Level --	Units 0	Estimated \$ \$0
Sub-Categories			
Crime Awareness (05I)	--	0	\$0
Economic Development			
Overall	Need Level --	Units 0	Estimated \$ \$0
Sub-Categories			
Rehab; Publicly or Privately-Owned Commer (14E)	--	0	\$0
CI Land Acquisition/Disposition (17A)	--	0	\$0
CI Infrastructure Development (17B)	--	0	\$0
CI Building Acquisition, Construction, Re (17C)	--	0	\$0
Other Commercial/Industrial Improvements (17D)	--	0	\$0
ED Direct Financial Assistance to For-Pro (18A)	--	0	\$0
ED Technical Assistance (18B)	--	0	\$0
Micro-Enterprise Assistance (18C)	--	0	\$0
Infrastructure			
Overall	Need Level Med	Units 0	Estimated \$ \$60,000
Sub-Categories			
Flood Drain Improvements (03I)	--	0	\$0
Water/Sewer Improvements (03J)	--	0	\$0
Street Improvements (03K)	Med	0	\$30,000
Sidewalks (03L)	Med	0	\$30,000
Tree Planting (03N)	--	0	\$0
Removal of Architectural Barriers (10)	--	0	\$0
Privately Owned Utilities (11)	--	0	\$0
Planning & Administration			
Overall	Need Level --	Units 0	Estimated \$ \$0
Sub-Categories			

Community Needs (Page 2)

Public Facilities

	Need Level	Units	Estimated \$
Overall	--	1	\$190,000
Sub-Categories			
Public Facilities and Improvements (Gener (03)	Med	0	\$30,000
Handicapped Centers (03B)	--	0	\$0
Neighborhood Facilities (03E)	Med	0	\$30,000
Parks, Recreational Facilities (03F)	Med	0	\$78,600
Parking Facilities (03G)	High	1	\$11,400
Solid Waste Disposal Improvements (03H)	--	0	\$0
Fire Stations/Equipment (03O)	Med	0	\$20,000
Health Facilities (03P)	--	0	\$0
Asbestos Removal (03R)	--	0	\$0
Clean-up of Contaminated Sites (04A)	--	0	\$0
Interim Assistance (06)	--	0	\$0
Non-Residential Historic Preservation (16B)	Med	0	\$20,000

Public Services

	Need Level	Units	Estimated \$
Overall	--	1,245	\$192,950
Sub-Categories			
Public Services (General) (05)	High	950	\$115,300
Handicapped Services (05B)	Med	20	\$28,825
Legal Services (05C)	--	0	\$0
Transportation Services (05E)	--	0	\$0
Substance Abuse Services (05F)	--	0	\$0
Employment Training (05H)	--	0	\$0
Health Services (05M)	High	250	\$20,000
Mental Health Services (05O)	Med	25	\$28,825
Screening for Lead-Based Paint/Lead Hazar (05P)	--	0	\$0

Senior Programs

	Need Level	Units	Estimated \$
Overall	--	250	\$28,825
Sub-Categories			
Senior Centers (03A)	--	0	\$0
Senior Services (05A)	Med	250	\$28,825

Community Needs (Page 3)

Youth Programs

	Need Level	Units	Estimated \$
Overall	--	275	\$83,475

Sub-Categories			
Youth Centers (03D)	--	0	\$0
Child Care Centers (03M)	--	0	\$0
Abused and Neglected Children Facilities (03Q)	--	0	\$0
Youth Services (05D)	Med	75	\$28,825
Child Care Services (05L)	Med	100	\$25,825
Abused and Neglected Children (05N)	Med	100	\$28,825
Other			
Overall	Need Level	Units	Estimated \$
	--	0	\$0
Sub-Categories			
Urban Renewal Completion (07)	--	0	\$0
CDBG Non-profit Organization Capacity Bui (19C)	--	0	\$0
CDBG Assistance to Institutes of Higher E (19D)	--	0	\$0
Repayments of Section 108 Loan Principal (19F)	--	0	\$0
Unprogrammed Funds (22)	--	0	\$0

COMMUNITY DEVELOPMENT OBJECTIVES:

Infrastructure: During the public hearing on community needs, two infrastructure items were noted as needs: 1) Improvement of the alleys behind Moore Avenue; and 2) Sidewalks to provide pedestrian access for Dusable Park. The estimated funding for each of these during the Strategy Plan time period is \$30,000.

Public Facilities: Items discussed by the public at the hearing and also public comments submitted to the City after the hearing are the following:

- 1) The need for improvements and/or replacement of retaining walls along the sidewalks in the older neighborhoods. Any of these to be addressed would have to be in the CDBG eligible areas. The estimated funding for this program during the 2000-2004 plan period is \$30,000.
- 2) Several persons expressed a need for neighborhood centers in the Boonslick Park/Powell Terrace neighborhood and in the Charwood area. The centers are needed to address family development and literacy and to provide for intergenerational activities. Estimated funding to explore the possibility and perhaps to convert existing City-owned buildings for these purposes is \$30,000.
- 3) Two parks items were discussed: upgrading and adding to the parking area in Boonslick Park by the ball diamonds (\$50,000 budgeted for FY2000-2001) and upgrading playgrounds to meet ADA standards (\$28,600 estimate for later years when the standards have been developed.)
- 4) An ongoing obligation for CDBG funding is the Senior Center parking lot lease at \$2,280 for a total of \$11,400 during the Strategy Plan period.
- 5) The Fire Chief stated at the public hearing that older fire hydrants need to be upgraded. Those to be funded with the CDBG grant (\$20,000) would be located in the eligible areas.
- 6) A City Councilmember has suggested a facade rehabilitation program for historic structures on North Second Street. If this particular project can meet the national objectives of the Community Development Block Grant program, an estimated \$20,000 for a 50/50 match is indicated for the plan period.

Public Services: All of the public service estimated funding amounts are based on provision of the services during the 2000-2004 Strategic Plan time period.

Public services to be provided to homeless and at risk populations and to aid homeless shelters: \$115,300.

Handicapped services to provide life skills training to help persons to remain in their homes: \$28,825.

Health services to deliver an Outreach Program to provide courses in Community Disaster Education, First Aid/CPR, Water Safety and babysitting to low/moderate income residents. \$20,000.

Mental Health Services to provide community and housing support, employment services and rehabilitation for persons who have a serious mental illness and who are low-income. \$28,825.

Senior Programs to serve meals, either home delivered or congregate, to persons meeting low or moderate income guidelines 60 years and older: \$28,825.

Youth Programs to provide employment and life skills training to teenage girls in a residential program: \$28,825.

Child Care Services to provide assistance with the expense of childcare for moderate, low and very low income working families who live in the City: \$28,825.

Crisis Care for children whose families are homeless/near homeless and/or trying to move from welfare to work: \$28,825.

**CITY OF SAINT CHARLES, MO
CONSOLIDATED PLAN**

ACTION PLAN PY00-01

FUNDING SOURCES

Entitlement Grant (includes reallocated funds)	
CDBG	\$411,000
ESG	\$0
HOME	\$0
HOPWA	\$0
Total	
\$411,000	
 Prior Years' Program Income NOT previously programmed or reported	
CDBG	\$0
ESG	\$0
HOME	\$0
HOPWA	\$0
Total	
\$0	
 Reprogrammed Prior Years' Funds	
CDBG	\$0
ESG	\$0
HOME	\$0
HOPWA	\$0
Total	
\$0	
 Total Estimated Program Income	
Repayment of Home Imp Loans	\$10,000
Total	
\$10,000	
 Section 108 Loan Guarantee Fund	
\$0	
 TOTAL FUNDING SOURCES	
\$421,000	
 Other Funds	
\$0	

Statement of Specific Objectives.**PROGRAM GOAL ONE: PROVISION OF DECENT HOUSING**

Objective 1: Support aid to homeless persons and persons at risk of becoming homeless to reduce the amount of homelessness in the City	FISH, \$5,765; NECAC, \$5,765; Sts. Joachim/Ann \$5,765 (250 units)
Objective 2: Increase the number of handicapped accessible housing units	5 units through Home Improvement Loan Program
Objective 3: Support special needs populations with services designed to help them remain in their homes or be able to move into homes	Willows Way, \$5,765; MEAAA, \$5,765; Crider Center, \$5,765 65 units
Objective 4: Conserve and improve existing affordable owner housing through the Home Improvement Loan Program, removal of lead based paint hazards, installation of safety and security devices, and code enforcement activities	HILP, 21, \$210,000; Lead based paint, 3 units, \$15,000; Code Enforcement, \$51,000
Objective 5: Support activities necessary to continue existing emergency shelter programs	The Women's Center shelter, \$5,765, 14 persons

PROGRAM GOAL TWO: PROVISION OF A SAFE AND LIVABLE ENVIRONMENT

Objective 2: Upgrade the public area such as streets, alleys and parks within low/moderate income neighborhoods	Parking lot in Boonslick Park \$50,000; parking lot lease for senior center, \$2,280
Objective 3: Increase the health and safety of low/moderate income neighborhoods through public services such as first aid training and crisis care	American Red Cross, \$4,000; Crisis Nursery, \$5,765

PROGRAM GOAL THREE: EXPANSION OF ECONOMIC OPPORTUNITIES

Objective 1: Address the problems of teenage and disabled persons lack of economic opportunities through employment training and coaching	Youth In Need, \$5,765, 15 units/year
Objective 2: Support employment for lower income parents by subsidizing childcare costs	Emmaus Home, \$5,765 20 units

Description of Projects

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Project Title/Priority/ HUD Matrix Code/Title/ Funding Sources

Local ID	Objective/Description	Citation/Accomplishments			
0001	Home Improvement Loan Program	14A Rehab; Single-Unit Residential	CDBG		\$ 210,000
1.1.00	Housing		ESG		\$ 0
			HOME		\$ 0
		570.202	HOPWA		\$ 0
	Conserve and improve existing affordable owner housing through the Home Improvement Loan Program, removal of lead based paint hazards, installation of safety and security devices, and code enforcement activities	21 Households (General)	TOTAL		\$ 210,000
	Rehabilitation of owner-occupied single-family residences. Households qualify as low to moderate income.		Total Other Funding		\$ 0

Help the Homeless? No Start Date: 07/01/00
 Help those with HIV or AIDS? No Completion Date: 06/30/01

 Eligibility: 570.208(a)(3) - Low / Mod Housing
 Subrecipient: Local Government
 Location(s): Community Wide

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0003	Lead based paint testing & removal	14A Rehab; Single-Unit Residential	CDBG	\$ 4,000
1.3.00	Housing	570.202	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	Conserve and improve existing affordable owner housing through the Home Improvement Loan Program, removal of lead based paint hazards, installation of safety and security devices, and code enforcement activities	5 Households (General)	TOTAL	\$ 4,000
	To provide for safe and secure housing by testing housing units in the Home Improvement Loan Program for lead based paint hazards and, if found, for removal of the hazards.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/00
 Help those with HIV or AIDS? No Completion Date: 06/30/01

Eligibility: 570.208(a)(3) - Low / Mod Housing
 Subrecipient: Local Government
 Location(s): Community Wide

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0017	Administration	21A General Program Administration	CDBG \$ 31,070 ESG \$ 0
2.1.00	Planning & Administration	570.206	HOME \$ 0 HOPWA \$ 0
	To provide oversight, management and coordination of CDBG program.	0 N/A	TOTAL \$ 31,070
	Oversight, management and coordination of CDBG program		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/00
 Help those with HIV or AIDS? No Completion Date: 06/30/01

Eligibility:
 Subrecipient: Local Government
 Location(s): Addresses
 200 North Second Street, St. Charles, MO 63301

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0002	Code Enforcement	15 Code Enforcement	CDBG \$ 51,000
2.2.00	Housing	570.202(c)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	Conserve and improve existing affordable owner housing through the Home Improvement Loan Program, removal of lead based paint hazards, installation of safety and security devices, and code enforcement activities	0 N/A	TOTAL \$ 51,000
			Total Other Funding \$ 0
	Code Enforcement officer to work only in CDBG eligible areas for compliance with property maintenance codes to maintain existing housing stock. In addition, inspect for home improvement loan program to preserve and maintain existing housing stock.		

Help the Homeless? No Start Date: 07/01/00
 Help those with HIV or AIDS? No Completion Date: 06/30/01

Eligibility: 570.208(a)(1) - Low / Mod Area
 Subrecipient: Local Government
 Location(s): N/A

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0004	Boonslick Park Rehabilitation	03F Parks, Recreational Facilities	CDBG	\$ 50,000
3.1.00	Public Facilities	570.201(c)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	Provide recreational and social activities within neighborhoods to improve the livability of all neighborhoods in the City. Upgrade the public areas such as streets, alleys and parks within low/moderate income neighborhoods.	0 N/A	TOTAL	\$ 50,000
	Rehabilitate and expand the parking area for the ball diamond area		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/00
 Help those with HIV or AIDS? No Completion Date: 06/30/01

Eligibility: 570.208(a)(1) - Low / Mod Area
 Subrecipient: Local Government
 Location(s): CT & BG's

CT: 310500 BG: 7 County: 29183

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0005	Senior Center Parking Lot	03A Senior Centers	CDBG	\$ 2,280
8.1.00	Public Facilities	570.201(c)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 2,280
			Total Other Funding	\$ 0
	Provide recreational and social activities within neighborhoods to improve the livability of all neighborhoods in the City. Upgrade the public areas such as streets, alleys and parks within low/moderate income neighborhoods.	0 N/A		
	Lease of parking lot for use by Senior Center			

Help the Homeless?
 No

Start Date: 07/01/00

Help those with HIV or AIDS?
 No

Completion Date: 06/30/01

Eligibility:

570.208(a)(2) - Low / Mod Limited Clientele

Subrecipient:

Local Government

Location(s):

CT & BG's

CT: 310500

BG: 8

County: 29183

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0018	Sidewalk Reconstruction on 1800 block of North Second Street	03L Sidewalks	CDBG	\$ 11,000
8.2.00			ESG	\$ 0
	Infrastructure	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
		0 Public Facilities		
	To provide for a safe and livable community in low and moderate income neighborhoods.		TOTAL	\$ 11,000
			Total Other Funding	\$ 0
	The sidewalk in the 1800 block of North Second Street is in disrepair. This adjoins buyout property from the 1993 flood. Reconstruction will provide better access to the Dusable Park, the park created from properties acquired with the special flood CDBG and FEMA funds.			

Help the Homeless? No Start Date: 07/01/00
 Help those with HIV or AIDS? No Completion Date: 06/30/01

Eligibility:
 Subrecipient: Local Government
 Location(s): Addresses
 1800 North Second Street, St. Charles, MO 63301

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0006	NECAC Homeless Services	05 Public Services (General)	CDBG	\$ 5,765
10.1.00	Homeless & HIV/AIDS	570.201(e)	ESG	\$ 0
	Support aid to homeless persons and persons at risk of becoming homeless to reduce the amount of homelessness in the City	40 People (General)	HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 5,765
			Total Other Funding	\$ 0
	Provide emergency assistance to the homeless in the area of case management and other services to transition them out of their homeless condition			

Help the Homeless? Yes Start Date: 07/01/00
 Help those with HIV or AIDS? No Completion Date: 06/30/01

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Addresses

2724 Droste Road, St. Charles, MO 63301

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0007	FISH of St. Charles Food & Clothing Center	05 Public Services (General)	CDBG	\$ 5,765
10.2.00			ESG	\$ 0
			HOME	\$ 0
	Homeless & HIV/AIDS	570.201(e)	HOPWA	\$ 0
	Support aid to homeless persons and persons at risk of becoming homeless to reduce the amount of homelessness in the City	120 People (General)	TOTAL	\$ 5,765
			Total Other Funding	\$ 0
	Upon referral from a social service agency or church, food or clothing is given to families or individuals.			

Help the Homeless? No Start Date: 07/01/00
 Help those with HIV or AIDS? No Completion Date: 06/30/01

 Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Addresses

 1150 Cave Springs Estates Drive, St. Peters, MO 63376

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0011	Senior Citizen Meals	05A Senior Services	CDBG	\$ 5,765
10.3.00	Special Needs/Non-Homeless Support special needs populations with services designed to hlep them remain in their homes or be able to move into homes. Provision of meals, home delivered and congregate, to persons meeting low or moderate income guildelins 60 years and older residing in St. Charles City limits.	570.201(e) 50 Elderly	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 5,765
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/00
 Help those with HIV or AIDS? No Completion Date: 06/30/01

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Addresses

1455 Fairgrounds, St. Charles, MO 63301

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0008	Cornerstone Job Readiness Training	05D Youth Services	CDBG	\$ 5,765
10.4.00	Youth Programs	570.201(e)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	Address the problems of teenage and disabled persons lack of economic opportunities through employment training and coaching. Increase the health and safety of low/moderate income neighborhoods through public services such as first aid training and crisis care.	14 Youth	TOTAL	\$ 5,765
			Total Other Funding	\$ 0
	Employment training services will be provided to youth who reside at Cornerstone, a long-term residential program. These youth fall below the poverty income level.			

Help the Homeless? No Start Date: 07/01/00
 Help those with HIV or AIDS? No Completion Date: 06/30/01

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Addresses

316 Jefferson, St. Charles, MO 63301

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0009	The Women's Center Shelter	05G Battered and Abused Spouses	CDBG	\$ 5,765
10.6.00	Public Services	570.201(e)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	Increase the health and safety of low/moderate income neighborhoods through public services such as first aid training and crisis care.	14 People (General)	TOTAL	\$ 5,765
	Address the problems of teenage and disabled persons lack of economic opportunities through employment training and coaching. Support employment for lower income parents by subsidizing childcare costs.		Total Other Funding	\$ 0
	The project will provide support services to the women serviced by The Women's Center, a shelter for abused/battered women, to assist with practical problems of living that have resulted from the abuse: housing assistance, financial assistance, transportation, and employment counseling.			
	Help the Homeless?	No	Start Date: 07/01/00	
	Help those with HIV or AIDS?	No	Completion Date: 06/30/01	

 Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Suppressed

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0010	Home Care Options	05B Handicapped Services	CDBG	\$ 5,765
10.7.00	Special Needs/Non-Homeless	570.201(e)	ESG	\$ 0
	Support special needs populations with services designed to hlep them remain in their homes or be able to move into homes.	5 People (General)	HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 5,765
			Total Other Funding	\$ 0
	Case management coordination for low- income elderly, ill and challenged St. Charles City citizens to prevent at-risk status and homlessness due to lack of self-preservation skills in their homes.			

Help the Homeless? No Start Date: 07/01/00
 Help those with HIV or AIDS? No Completion Date: 06/30/01

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Addresses

2085 Bluestone Drive, St. Charles, MO 63303

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0012	Red Cross Educational Outreach	05M Health Services	CDBG	\$ 4,000
10.9.00	Public Services	570.201(e)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	Increase the health and safety of low/moderate income neighborhoods through public services such as first aid training and crisis care.	30 People (General)	TOTAL	\$ 4,000
	Address the problems of teenage and disabled persons lack of economic opportunities through employment training and coaching. Support employment for lower income parents by subsidizing childcare costs.		Total Other Funding	\$ 0
	Through the St. Charles Service Center, the American Red Cross proposes to deliver an Outreach Program to provide courses in Community Disaster Education, First Aid/CPR, Water Safety, and Babysitting, for low/moderate income residents.			

Help the Homeless?
 No

Start Date: 07/01/00

Help those with HIV or AIDS?
 No

Completion Date: 06/30/01

Eligibility:
 570.208(a)(2) - Low / Mod Limited Clientele

Subrecipient:
 Subrecipient Public 570.500(c)

Location(s):
 Addresses

516 S. Fifth Street, St. Charles, MO 63301

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0013	Community Support for Persons with Mental Illness	050 Mental Health Services	CDBG	\$ 5,765
10.10.00	Special Needs/Non-Homeless	570.201(e)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	Support special needs populations with services designed to hlep them remain in their homes or be able to move into homes.	10 People (General)	TOTAL	\$ 5,765
			Total Other Funding	\$ 0
	To provide community support, housing support, employment services and psychosocial rehabilitation for persons who have a serious mental illness and who are low-income.			

Help the Homeless? No Start Date: 07/01/00
 Help those with HIV or AIDS? No Completion Date: 06/30/01

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Addresses

322 McDonough, St. Charles, MO 63301

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0014	HOPE for Children	05N Abused and Neglected Children	CDBG	\$ 5,765
10.11.00	Youth Programs	570.201(e)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	Address the problems of teenage and disabled persons lack of economic opportunities through employment training and coaching. Increase the health and safety of low/moderate income neighborhoods through public services such as first aid training and crisis care.	12 Youth	TOTAL	\$ 5,765
			Total Other Funding	\$ 0
	HOPE for the Children is devoted to ensure that children are safe and secure in the warmth of Crisis Nursery St. Charles by providing care to children whose families are low-income, homeless/near-homeless and/or trying to move from welfare to work.			

Help the Homeless? No Start Date: 07/01/00
 Help those with HIV or AIDS? No Completion Date: 06/30/01

 Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Addresses

315 First Capitol Drive, St. Charles, MO 63301

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0015	Subsidized Child Care	05L Child Care	CDBG	\$ 5,765
		Services	ESG	\$ 0
10.12.00	Public Services	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
	Increase the health and safety of low/moderate income neighborhoods through public services such as first aid training and crisis care.	20 Youth	TOTAL	\$ 5,765
	Address the problems of teenage and disabled persons lack of economic opportunities through employment training and coaching. Support employment for lower income parents by subsidizing childcare costs.		Total Other Funding	\$ 0
	Funds provide assistance with the expense of affordable childcare for moderate, low and very low income working families who live in the City of St. Charles. This enables these individuals to be employed and not have to be dependent on assistance programs.			

Help the Homeless? No Start Date: 07/01/00
 Help those with HIV or AIDS? No Completion Date: 06/30/01

 Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Addresses

2200 Randolph, St. Charles, MO 63301

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0016	Homeless Prevention Program	05 Public Services (General)	CDBG	\$ 5,765
10.13.00	Homeless & HIV/AIDS	570.201(e)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	Support aid to homeless persons and persons at risk of becoming homeless to reduce the amount of homelessness in the City	5 People (General)	TOTAL	\$ 5,765
			Total Other Funding	\$ 0
	Funds are used to assist families who are on the brink of eviction, who are about to have utilities shut off and who are just one step from homelessness.			

Help the Homeless?
 Yes

Start Date: 07/01/00

Help those with HIV or AIDS? No

Completion Date: 06/30/01

Eligibility:
 570.208(a)(2) - Low / Mod Limited Clientele

Subrecipient:
 Subrecipient Public 570.500(c)

Location(s):
 Addresses

4112 McClay Road, St. Charles, MO 63304

Geographic Distribution. The geographic areas of the jurisdiction in which assistance will be directed during the program year are the CDBG eligible areas as determined by the 1990 census, those census block groups where at least 51% of the households are at or below 80% of median income for the metropolitan area. *(See attached map)*

Homeless and Other Special Populations. *(See chart of objectives.)*

Needs of Public Housing. No needs of public housing will be addressed by the City of St. Charles through the CDBG grant during the 2000-2001 program year.

Anti-Poverty Strategy. The Anti-Poverty Strategy during the 2000-2001 program year is to provide funds to Youth In Need, Crider Center and to increase job skills and to work with businesses in St. Charles to provide jobs to those receiving training, thus reducing the number of poverty level families in the City.

Lead-Based Paint Hazards. At least two housing inspectors will attend training to be able to test and evaluate for lead-based paint hazards. Following their training and certification, they will test housing units for the presence of lead based paint hazards and, if found, hazards will be removed.

Other Actions. No other actions are to be taken.

Monitoring. The Home Improvement Loan Program is monitored by the City by a City inspection prior to payment for any repairs. This is on an ongoing basis. Approximately half of the social services agencies receiving grants are monitored by City CDBG staff annually to verify compliance with HUD and City requirements. Each year a new set of agencies is monitored.